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ACCEPTANCE REQUIREMENTS

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CHAPTER 10
ACCEPTANCE REQUIREMENTS

10.00.00 **APPLICABILITY**

Before the City will assume ownership and maintenance responsibility for public improvements, the public improvements shall be formally accepted by the City Representative. The Responsible Party is responsible for the proper installation of all improvements. Failure by the City's representatives to detect improper installations or defects during the construction of improvements or during subsequent inspections does not relieve the Responsible Party of the responsibility to correct such defects at a later date.

10.10.00 **ACCEPTANCE PROCEDURE**

10.10.01 **Written Request**

At such time that the Responsible Party believes that the construction of all required public and private improvements have been completed, all improvements are accessible and visible for inspection and a written Release For Service (See Chapter 1) for water and sanitary sewer systems has been issued by the City Representative, a written request for acceptance shall be submitted to the City Representative.

10.10.02 **Record Drawings**

A complete, set of blueline "as-constructed" drawings of the public improvements shall accompany the request for acceptance. Upon approval by the City, the Responsible Party will be required to submit a certified set of 3 mil double matte mylar copies of the "as-constructed" drawings. These drawings be prepared on twenty-four-inch by thirty-six-inch (24" x 36") sheets, and lettering should be no smaller than one-eighth inch (1/8"). At a minimum, record drawings shall indicate the horizontal or vertical layout of all underground water, sanitary sewer, and storm sewer facilities (including distances between valves, fittings, manholes, etc.), profiles of streets, sanitary sewer mains and storm sewer mains, details of special or unusual installations, and detention pond volumes. If significant corrections to the improvements are noted during the acceptance inspection, the record drawings may be returned to the Responsible Party for revisions. The final submittal of record drawings shall include the mylar copy mentioned above, a blueline copy with each sheet of the blueline signed and sealed by the Professional Engineer registered in the State of Colorado who is responsible for the preparation of the record drawings, and , if available, digital copies in an AutoCAD readable format.

10.10.03 **Certification of Storm Drainage Retention**

A certification of the construction of all required storm drainage retention facilities shall accompany the written request for acceptance. This certification, which shall be signed and sealed by a Professional Engineer registered in the State of Colorado, shall verify that the retention facilities will function in accordance with the approved final drainage study.

10.10.04 Preparation of Corrections List

Upon receipt of the written request for acceptance, certification of storm drainage detention, and record drawings, the City Representative will instruct the appropriate Engineering Construction Inspector to schedule an inspection of the improvements. The Responsible Party or his representative will be invited to accompany the City's representative on all such inspections. The construction of public improvements will be inspected for conformance with the approved plans, the Public Improvements Agreement, these STANDARDS AND SPECIFICATIONS, and City Code. If, due to excessive dirt or snow on streets, poor weather conditions, inaccessibility, or other reasons the inspection cannot be performed, the Responsible Party will be notified of the need to postpone these activities until the cause of the delay can be rectified. Deficiencies noted during the inspection will be compiled in a corrections list to be mailed to the Responsible Party.

10.10.05 Correction of Deficiencies

Correction list items shall be corrected within sixty (60) days of the date of the corrections list. If all of the noted deficiencies are not corrected within this time, the public improvements may be reinspected and any new defects may be added to the corrections list. Public improvements will not be accepted until all noted deficiencies are corrected within the proper time frame. The City Representative shall be notified before any corrective work commences and immediately upon the completion of the repairs.

10.10.06 Written Acceptance

Upon the completion of all items on the correction list and payment of all outstanding fees, reimbursements, and other items owed to the City, the City Representative will issue a written acceptance of the public improvements.

10.20.00 CORRECTION PERIOD

10.20.01 Duration

All public improvements shall be subject to a correction period of at least one (1) year after the date of the letter of acceptance from the City Representative.

10.20.02 Maintenance Responsibility

The Responsible Party shall be responsible for the maintenance of all public improvements during the correction period. The City Representative will notify the Responsible Party of any maintenance that may be necessary during this time. Routine maintenance normally performed by the Responsible Party includes, but shall not be limited to, the cleaning of streets, patching of potholes, and removal of blockages from water, storm and sanitary sewer facilities. The cost of any routine maintenance not performed by the Responsible Party that must be performed by the City will be billed to the Responsible Party at cost plus fifteen percent (15%).

10.20.03 Emergency Repairs

In the event of a water main break, sanitary sewer main blockage, street or bridge failure, or other emergency that may occur during the correction period, it may become necessary for the City to undertake immediate repairs to the facilities and/or make the area safe to residents, pedestrians, or motorists. The City will attempt to contact the Responsible Party in the event of such emergency. However, if the Responsible Party or his representative cannot be contacted quickly or if the Responsible Party is unable to take immediate action to relieve the urgent situation, the City may proceed with such action as deemed necessary by the City Representative, and the Responsible Party will be billed for all costs of these actions at cost plus fifteen percent (15%).

10.30.00 END OF CORRECTION PROCEDURE

10.30.01 Preparation of Corrections List

At approximately nine (9) months into the correction period, the Responsible Party will schedule an inspection of the public improvements within the development to be performed by the City Representative. The Responsible Party or his representative will be invited to accompany the City's representative on all such inspections. The condition of the public improvements will be inspected for conformance with the approved plans, the Official Development Plan, the Public Improvements Agreement, these STANDARDS AND SPECIFICATIONS, and any other City Codes. If due to excessive dirt or snow on streets, poor weather conditions, inaccessibility, or other reasons the inspection cannot be performed, the Responsible Party will be notified of the need to postpone these activities until the cause of the delay can be rectified. Deficiencies noted during the correction inspection will be compiled in a corrections list to be mailed to the Responsible Party.

10.30.02 Correction of Deficiencies

Correction list items should be corrected within 2 months of the date of the correction list, and all corrections must be completed no later than ten (10) working days prior to the scheduled end of the correction period. If all of the noted deficiencies are not corrected within this time, the public improvements may be reinspected, a revised correction list may be issued, and the end of the correction period may be adjusted at the discretion of the City Representative to allow ample time for the completion of the corrections. The end of the correction period will not be acknowledged until all noted deficiencies are corrected within the proper time frame. The appropriate City Representative shall be notified before any corrective work commences and immediately upon the completion of the repairs.

10.30.03 Written Acknowledgment of End of Correction

Upon completion of the correction of all deficiencies noted in the correction list, the City Representative will issue a written acknowledgment of the end of the correction period for the public improvements.

10.40.00

ACCEPTANCE/CORRECTION INSPECTION CRITERIA

10.40.01 General

All public and private improvements shall be installed in conformance with the approved plans, the Public Improvements Agreement, and these STANDARDS AND SPECIFICATIONS. The City Representative shall be the final authority in the determination of defects and required corrections to public and private improvements.

10.40.02 Grading and Seeding

Finished grades shall be in conformance with the approved plans and the Official Development Plan. Detention pond grading shall provide, at a minimum, the required volume as defined in the approved final drainage study. Unless otherwise approved, no slopes shall exceed a grade of four (horizontal) to one (vertical) (4:1). Seeding shall be performed and grass shall be established in conformance with Chapter 2 of these standards and specifications.

10.40.03 Water Systems

The required inspection and testing of water mains and appurtenances that shall be performed before systems can be released for service are outlined in Chapter 3 of these STANDARDS AND SPECIFICATIONS. At the time of acceptance and correction inspections of all public and private improvements, additional aspects of water system construction that shall be inspected include, but shall not be limited to, the following:

- (A) All valves, blow-off installations, and fire hydrants shall be operable.
- (B) Valve box risers shall be vertical and shall be adjusted to within one-eighth inch (1/8") below grade in paved areas or one inch (1") above grade in landscaped areas.
- (C) Valve operating nuts shall be accessible with a six-foot (6') valve key with between eighteen inches (18") and four feet (4') of clearance between the handle of the key and finished grade.
- (D) Fire hydrants shall be vertical and shall be adjusted to a minimum of eighteen inches (18") from the center of the nozzle to finished grade.
- (E) A minimum of five feet (5') of clearance for operation shall be provided around all fire hydrants and water valve risers.
- (F) Manhole rims and covers for water valve vaults shall be adjusted to within one-eighth inch (1/8") below grade in paved areas or one inch (1") above grade in landscaped areas.
- (G) The construction and operation of any required pumping systems shall be in conformance with the specifications issued and approved for that specific installation.
- (H) All mains and manholes shall be free of construction debris, dirt, trash, and other foreign material.
- (I) Manhole steps shall be properly spaced and aligned.

10.40.04 Sanitary Sewer System

The required inspection and testing of sanitary sewer mains and appurtenances that shall be performed before systems can be released for service as outlined in Chapter 4 of these STANDARDS AND SPECIFICATIONS. At the time of acceptance and correction inspections of all public improvements, additional aspects of sanitary sewer system construction that shall be inspected include, but shall not be limited to, the following:

- (A) All mains and manholes shall be free of construction debris, dirt, trash, and other foreign material.
- (B) The City's TV inspection of all sanitary sewer mains shall be completed prior to the acceptance of public and private improvements.
- (C) Manhole rims and covers shall be adjusted to within one-eighth inch (1/8") below grade in paved areas or one inch (1") above grade in landscaped areas.
- (D) Manhole steps shall be properly spaced aligned.
- (E) The construction and operation of any required sewage lift systems shall be in conformance with the specifications issued and approved for that specific installation.

10.40.05 Storm Sewer System

The required inspection and testing of storm sewer mains and appurtenances that shall be performed are outlined in Chapter 5 of these STANDARDS AND SPECIFICATIONS. At the times of acceptance and correction inspections of all public improvements, additional aspects of storm sewer system construction that shall be inspected include, but shall not be limited to, the following;

- (A) All pipes and manholes shall be free of construction debris, dirt, trash, and other foreign material.
- (B) Manhole rims and covers shall be adjusted to within one-eight inch (1/8") below grade in paved areas or one inch (1") above grade in landscaped areas.
- (C) Manhole steps shall be properly spaced and aligned.
- (D) Inlets shall be properly aligned to within one-eight inch (1/8") below grade next to sidewalk or curb and gutter.

10.40.06 Concrete

At the time of acceptance and correction inspection of all public improvements the aspects of concrete construction that shall be inspected include, but shall not be limited to the following:

- (A) Breakage or cracking greater than 1/4" at other than construction joints.
- (B) Ponding of any size.
- (C) Settlement affecting drainage, pedestrian or traffic safety.

- (D) Surface spalling or deterioration.
- (E) Longitudinal cracking.

10.40.07 Roadway

At the time of acceptance and correction inspection of all public improvements, the aspects of roadway construction that shall be inspected include, but shall not be limited to, the following:

- (A) Breakage or cracking greater than 1/8".
- (B) Ponding of any size.
- (C) Settlement affecting drainage, pedestrian or traffic safety.
- (D) Surface segregation of fines or aggregate
- (E) Hazardous conditions
- (F) Alligatoring
- (G) Improper grade or inverted crown.